

## 6.0 Key Elements / Zones

The proposed urban and landscape design creates a unique sense of place fully integrated with the nature of the architectural proposition.

Landscape Zone	Character
1 The Arrival	activated, dynamic, connected, accessible
2 Cliffbrook House Gardens	vibrant, dynamic, activated, safe
3 Learning Faculty / Executive Retreat	educational, cultural, activate
4 The Meeting Place	central, inclusive, flexible hub
5 The Terrace	quiet, relaxing
6 Coastal Nooks	quiet, contemplative, reflective, protected
7 Foreshore Landscape	native, lush, quiet, buffer



## 7.0 Movement & Connections

### Pedestrian Movement

Provide strong pedestrian linkages through the site that:-

- facilitate connection & interaction
- maintain existing function / entry to Cliffbrook House and
- allow coastal foreshore experience & connection to Cliffbrook Parade Boardwalk

Legend

- 1 Accessible Site Entry
- 2 Primary pedestrian connection
- 3 Secondary pedestrian connections
- 4 Informal linkages
- 5 Connection through Foreshore landscape - link to Cliffbrook Parade
- 6 Regional Coastal Connection - Cliffbrook Parade Boardwalk



## 8.0 Movement & Connections

### Vehicular Movement

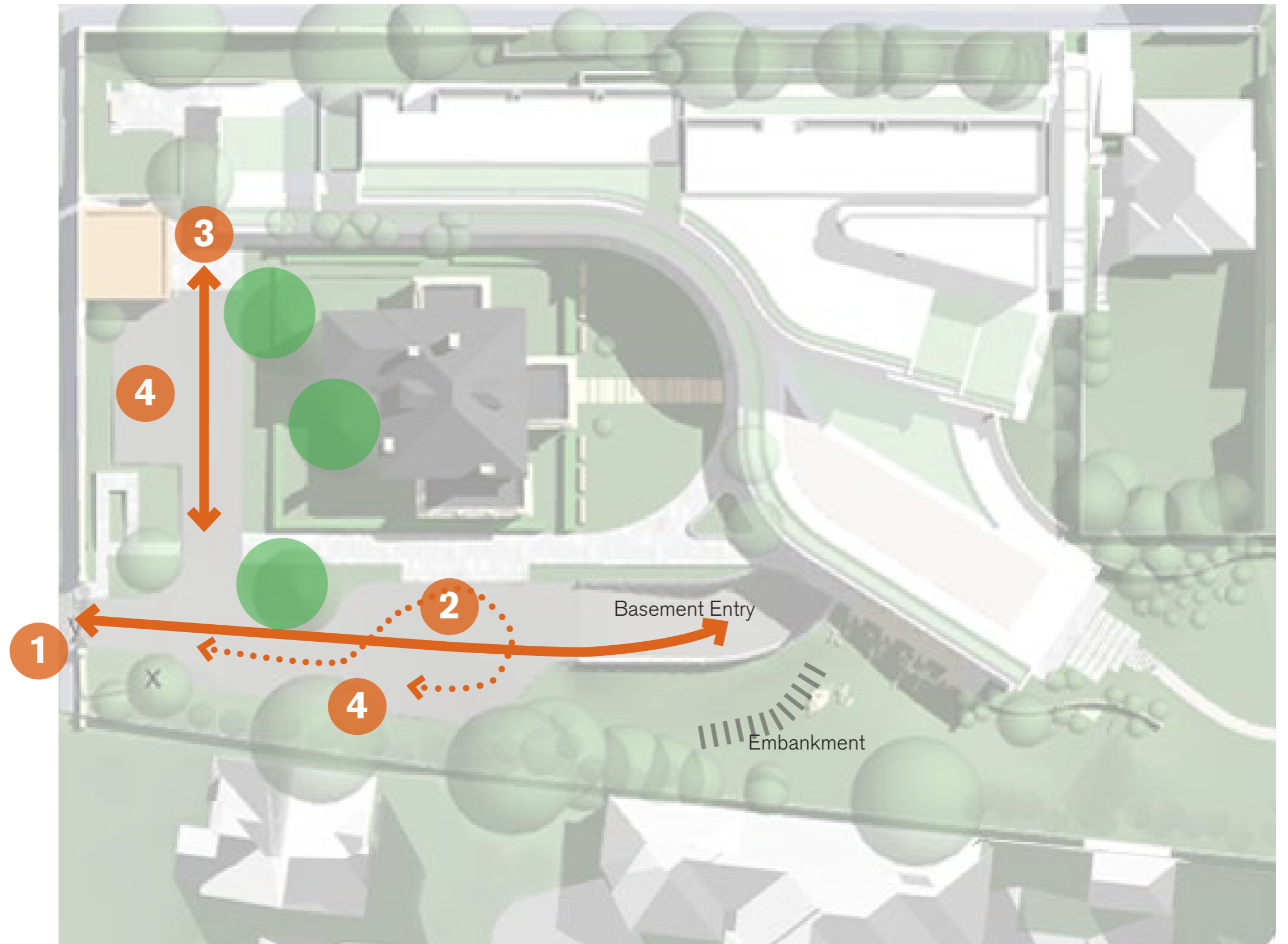
Provide easy vehicular circulation, drop-off and basement parking, zones for deliveries & loading

#### Legend

- 1 Vehicle Entry
- 2 Vehicle Drop-off/ Pick up and Short stay for Reception
- 3 Loading / Goods Delivery
- 4 At Grade Car Parking

↔ Vehicular Movement

● High Value trees to be retained-  
(The Ents Tree Consultancy - May 2017)



\* A total of 37 car parking spaces will be provide including 27 basement spaces.

## 8.0 Foreshore Path Investigation

Narla Environmental also undertook an assessment of three possible locations for the foreshore walking paths and identified three options ranging from lowest to highest impact on the existing vegetation.

The current landscape design for the pathway is located between Option 01 and 02. The final pathway location will aim to minimise impacts on the existing vegetation and retain and provide additional vegetative screening and privacy to the existing residents on Battery Street. The retention of existing views is also an important factor in selecting the pathway location.

The recommendations of the Flora & Fauna Report can be summarised as follows:

- Microsite the final location of the foreshore walk with a detailed survey from an ecologist (to avoid critical habitat or rock outcrops)
- All works to follow best practice in erosion and sediment control
- Revegetate the existing lawn area (species < 2.5m tall to maintain residents views)
- Remove weeds to the eastern patch of Mirror Bush, upgrade erosion control and re vegetate
- Retain stands of existing trees
- Monitor stormwater gully for erosion
- Undertake bush regeneration works in areas immediately adjacent the proposed foreshore walk

These recommendations have been incorporated into the Landscape Drawings.

- Footpath Option 01 - least impact
- Footpath Option 02 - medium impact
- Footpath Option 03 - highest impact



## 9.0 Water Sensitive Urban Design and Environment Sustainability Design

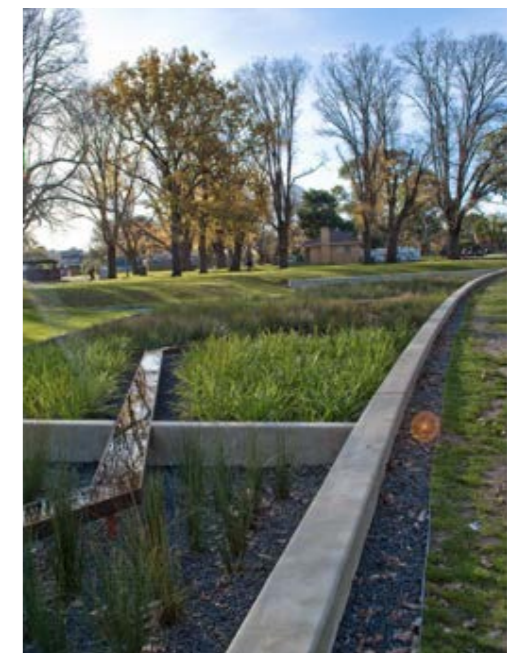
### Ecological Sustainable Development

The intention is that ecological principles are integrated into the landscape design with the primary focus on water. Principles such as water sensitive urban design (WSUD), plant selection process and site micro climatic analysis inform the layout, materials selection and environmental response.

The primary landscape ESD initiatives include:

- Fall paving to facilitate surface water recharge to mass planting beds to reduce potable water usage
- Provide an appropriate area of planting to improve air quality and reduce the urban heat island effect; and select hardy, low water use, indigenous plant species where possible suited to the harsh urban environment.

Water is a key sustainable focus in the Australian landscape. Although many of the plant species to be selected will have low water requirements (and therefore are inherently water conserving), water-efficient subsoil drip irrigation systems are proposed to ensure that the landscape is maintained to the high standard required.

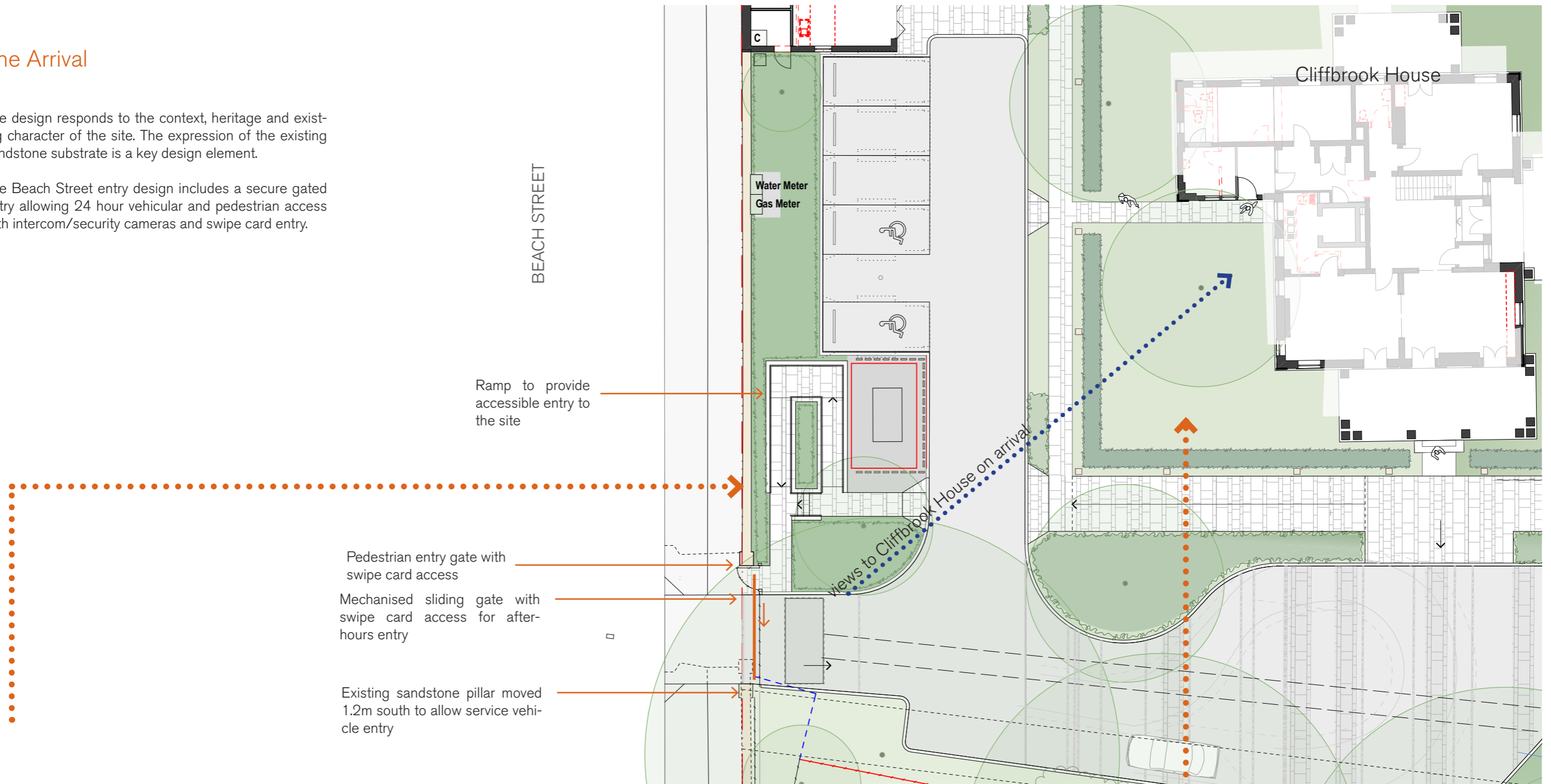


# 10.0 Detail Areas

## The Arrival

The design responds to the context, heritage and existing character of the site. The expression of the existing sandstone substrate is a key design element.

The Beach Street entry design includes a secure gated entry allowing 24 hour vehicular and pedestrian access with intercom/security cameras and swipe card entry.



Existing heritage sandstone wall and gate portray a sense of arrival and occasion. Views to Cliffbrook House are maintained in the landscape design to reinforce the link to the sites historical context.

Proposed formal hedge planting frames the heritage house

